

**WILLIAMSBURG
ARCHITECTURAL REVIEW BOARD MINUTES
Tuesday, February 27, 2007**

The regular semi-monthly meeting of the Williamsburg Architectural Review Board was held on Tuesday, February 27, 2007 at 6:30 p.m. in the Williamsburg Municipal Building, 401 Lafayette Street.

CALL TO ORDER AND ATTENDANCE

Chairman Spence called the meeting to order. Present in addition to Mr. Spence were Board members Messrs. Edwards, Lane, Kent, Klee, Quarles. Absent was Board member Hertzler. Staff members Deputy Planning Director Murphy and Secretary Scott were present.

Consent Agenda

Chairman Spence explained the consent agenda procedure to the audience stating that if an application is in full compliance with the ***Design Review Guidelines***, it is placed on the consent agenda. If no member of the Board has any question regarding the application and concurs that it is in full compliance with the *Guidelines*, the audience is asked if they are present to discuss any case on the Consent Agenda. If there is no one in the audience present to discuss any item on the Consent Agenda, those applications are approved as submitted and the applicants dismissed without further discussion.

Applications on tonight's Consent Agenda:

SIGN #07-007 Capitol Pancake House/802 Capitol Landing Road – Monument Sign

SIGN #07-008 CWF/Williamsburg Lodge/310 South England Street – Freestanding Sign

SIGN #07-009 CWF/The Spa of Colonial Williamsburg/305 South England Street – Freestanding Sign

SIGN #07-010 The Feathered Nest/948 Capitol Landing Road – Building Mounted Sign

There being no questions or comments from the Board or the audience about the Consent Agenda cases, Mr. Quarles moved approval of the consent agenda. The motion was seconded by Mr. Lane and carried by roll call vote of 6-0 except where noted below.

Recorded vote on the motion:

Aye:	Edwards, Kent, Klee, Quarles, Spence, Lane
Nay:	None
Absent:	Hertzler

ARCHITECTURAL PRESERVATION DISTRICT

ARB #07-015 Suntrust Bank/202 North Henry Street – Demolition & New Bank Building – Withdrawn by Applicant prior to meeting

ARB #07-017 Armistead House, LLC/320 North Henry Street – Exterior Changes (ADA ramp, fire escape and porch enclosure) -- Approved with Conditions

Michael Nordstrom, minority partner, and Julie Nordstrom, majority partner, were present to respond to any questions or comments. Mr. Nordstrom noted the letter that Ed Chappell, Director of Architectural Research at the Colonial Williamsburg Foundation, has written to the City's Architectural Review Board regarding proposed changes to the Dora Armistead House. The applicant proposes to replace the existing windows, construct a wooden handicap ramp, enclose the rear porch into a sunroom and construct a fire escape on the rear.

Mrs. Murphy's recommendation:

- Retain the existing windows and install internal storm windows to provide for increased energy efficiency. Removal of the existing windows will greatly affect the historical significance of the building.
- A larger detail of the porch railings and handicap ramp should be provided to indicate the type of railings proposed. The ***Design Review Guidelines*** require a top and bottom rail with vertical spindles centered on the top and bottom rails. The height of the rails on the front porch should be indicated on the drawing.
- The Code Compliance Office has indicated the fire escape is not an acceptable mean of egress for the change in use of the building. The applicant will need to meet building code requirements for egress and the change in the building's use from residential to an inn.

Board members discussed the proposed changes with emphasis on the site's probable removal from the National Register if certain changes are made, e.g. window replacement.

Mr. Klee suggested the proposed handicap ramp be relocated from the north side to either the south or west side of the building. Mr. Lane noted that building code dictates the need for the ramp to have an overall slope of 30', but this could include a turn in the structure to reduce its impact and achieve the required slope. Mr. Nordstrom said he will have the architect relocate the ramp from the back porch to parking at the rear of the property.

Mr. Edwards reiterated that National Register status would be reduced if the existing windows were replaced. Mr. Nordstrom explained the decision to replace the windows with Pella windows is based on the expense involved in leaving the existing windows intact. To this comment, Mr. Edwards responded that it would be a terrible shame to remove the windows. For about \$150 to \$200 each, interior storm windows can be purchased and the original frames and sash could be retained. Mr. Klee said the question is if the Board can authorize the compromise of the integrity of the dwelling. There are other options such as interior magnetic storm windows. Mrs. Nordstrom stated the windows are 110 years old and have been damaged by rot and termites. In addition, the windows currently cannot be opened and she would like to be able to open them. She said she has preserved homes before and believes these are beyond repair. Mr. Klee responded that he would find the window replacement difficult to support because of the significance and visibility of the house in our town and this neighborhood; also, it would be a "deal breaker" with the State. Mrs. Nordstrom asked if they could be given approval to replace the windows if the State does not renew the eligibility of the property on the National Register. Mr. Klee answered that he would be surprised if it was not renewed, but would be willing to listen to a proposal at the time of such an occurrence.

Mr. Nordstrom said he is proposing a fire escape of wood or metal based on his survey of others in the area and that he is talking with Wayne Ricker in the Code Compliance Department regarding building code requirements. Mr. Ricker has directed Mr. Nordstrom that the proposed fire escape is not an acceptable means of egress for the change in use of the building to an inn.

Mr. Nordstrom stated the enclosure of the rear porch is an attempt to provide more interior living space. He noted Mr. Chappell sees the enclosure as a reasonable choice on the rear of the building. He also stated that the connection between the front and side porches would not be made due to Mr. Chappell's recommendation.

Mr. Nordstrom stated that although they are not sure of the design at this time, they would like to have railings on the front. He noted that Mr. Chappell has consented to help with the design. Mr. Klee said a front porch railing may be approved in principle, but the applicant will need to return to the Board with the final design; he added that another option would be to have no railing, if building code permits.

Mr. Klee moved that the proposal be approved with the following conditions:

1. The handicapped accessible ramp will be moved to either the south or west side of building
2. Any proposed porch railings must be submitted and approved by the Board
3. There will be no connection between the front and side porches
4. The original windows must be retained and cannot be replaced as proposed by the applicant.

Mr. Edwards seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Edwards, Kent, Klee, Quarles, Spence, Lane
Nay:	None
Absent:	Hertzler

Mr. Klee said if the State decides the property is not eligible for the National Register, the applicant can return to the Board with a proposal for window replacement. Mr. Nordstrom noted the decision by the State is scheduled for March 7. Mrs. Murphy added that the applicant will need to return to the Board with the revised fire escape.

CORRIDOR PROTECTION DISTRICT

ARB #07-016 La Tolteca/3048 Richmond Road – New Color Scheme -- Withdrawn

Applicant Juan Carrillo, said he would like to change the colors on the building to *Classical Gold* for the base and *Classical White* for the trim. After discussion with the applicant regarding the proposed color change, the consensus of the Board was to suggest the applicant not change the current color scheme. Mr. Carrillo said that because he also wants to have a patio and window change, he will withdraw this request for a color scheme change and return to the Board in a few months.

ARB #07-018 Bloom/1234 Richmond Road – Exterior Change (front façade) – Approved with Conditions

Paul Bohaboy with Design Forum Architects representing the applicant, said the proposal is to convert and upgrade the current *Food Lion* grocery store to a *Bloom* grocery store. Mr. Bohaboy stated that there are three tiers in the *Food Lion* line and Bloom is the top of these. The proposed changes to the exterior of the building are:

1. Add a cornice mould above the center entrance
2. Construct a brick enclosure for the cart storage area
3. Change the EFIS color to *Whole Grain*
4. Stain a portion of the brick on either side of the entrance *Whole Grain*
5. Enlarge the cooler area in the courtyard to the right of the building; the brick and roof will match the existing materials.

Discussion followed regarding the proposed painting of the brick and reference was made to the *Design Review Guidelines*, Chapter 6, page 7 where it is stated that the painting over unpainted, natural brick surfaces requires approval by the Architectural Review Board. Because the proposed signage exceeds the amount allowed by the Zoning Ordinance, the sign portion of the submittal is not under discussion tonight. Mr. Bohaboy said he will return to the Board with the proposal for signage.

Mr. Spence moved that the proposed changes be approved with the condition that the brick on either side of the entrance with the logo pinwheel not be painted. The motion carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Edwards, Kent, Klee, Quarles, Spence, Lane
Nay:	None
Absent:	Hertzler

SIGNS

Approved under the Consent Agenda, **SIGN #07-007** Capitol Pancake House/802 Capitol Landing Road, **SIGN #07-008** CWF/Williamsburg Lodge/310 South England Street, **SIGN #07-009** CWF/The Spa of Colonial Williamsburg/305 South England Street, and **SIGN #07-0010** The Feathered Nest/948 Capitol Landing Road.

OTHER

Minutes for February 13, 2007

The minutes for the February 13, 2007 meeting were approved as presented viva voce.

There being no further business the meeting adjourned at 8:00 p.m.

Dee Scott
Secretary